

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

MAY 15, 2012

The Antelope Valley Committee on Aging (AVCOA) Corporation, a nonprofit community-based health and human service organization established in Southern California, is looking to continue to provide congregate and home delivered meals to seniors and “shut-ins” that is vital for the health and welfare of these deserving County residents.

AVCOA has under authority granted by the Board on May 6, 2008 been utilizing 2,555 square feet of kitchen, dining and office space at the Community and Senior Service Center (Service Center) operated by the Department of Community and Senior Services located at 777 W. Jackman Avenue, Lancaster, at the reduced market rate of \$500 per month since that time.

AVCOA is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations, and Government Code Section 26227 prescribes a method by which the County may make property available to nonprofit organizations on a below market rate basis for the purpose of providing community services to County residents.

AVCOA recently replaced management positions within the organization and has experienced a drastic reduction in its operating budget caused by the recession. They are seeking assistance to stabilize expenses, while this program continues to provide meals to deserving senior citizens in this portion of the Antelope Valley. AVCOA has requested graduated monthly payments over a three-year term, with the expectation that they will pay fair market value for the Service Center space at the commencement of year three of the extended License term.

- M O R E -

MOTION

MOLINA _____

RIDLEY-THOMAS _____

KNABE _____

ANTONOVICH _____

YAROSLAVSKY _____

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS, AS AUTHORIZED BY GOVERNMENT CODE SECTION 26227:

1. Make a finding that the 2,555 square feet of space in the Service Center is surplus to any present or foreseeable County need;
2. Find that the three-year License amendment is categorically exempt from California Environmental Quality (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and class of the County's Environmental Document Reporting Procedures and Guidelines;
3. Make a finding that the services provided by AVCOA to the senior citizens in the community meet the social, health and welfare needs and serve public purposes, which benefit the County and its residents; and
4. Direct and authorize the Chief Executive Office's Real Estate Division to negotiate and execute an amendment to the existing License agreement (Contract No. 76544) to extend the current month-to-month term for a three-year period with graduated payments for use of the space in the amounts of: \$500/per month during year 1, \$1,500/per month during year 2, and \$2,750/per month commencing at the beginning of year 3 of the License term.

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